SFUND RECORDS CTR
50169

EPA REGION IX SITE SCREENING/PRIORITIZATION CHECKLIST

This review checklist is to be used by individual site screening staff when reviewing sites which have been brought to the attention of EPA or the State. Each site is reviewed on the merits of the discovery documentation and additional information gathered during the screening process. The guiding principal in evaluating a given site is to use common sense in assessing the information and subsequently presenting the site and its known hazardous potential to the SST. All sections of this form are to be completed for both screens and prioritizations.

1.0 GENERAL INSTRUCTIONS

Complete Section 1 for the site using readily available information and contacting appropriate individuals. A contact log (Attachment A) should be used to document information gained through correspondence, interviews, and telephone calls. Handwriting is acceptable if it is legible. Attach extra pages if necessary.

1.1 Site Information

Site Name: Fox Trading

Alias Name: Easterday Supply Company

Site Street Address: 901 East 61st Street

City, County, State: Los Angeles, Los Angeles, California

EPA ID Number: State CAD982052425

Site Screener: Joseph Cully Date: June 11, 1999

Date of Discovery: _____

Discovery Vehicle:

[ ]	County Referral	[ ]	State Referral	[ ]	Lawsuit
[ ]	Citizen Petition	[ ]	State PA/SI Grant	[ ]	Removal
[ ]	RCRA Referral	[ ]	Nonemergency Release	[ ]	Newspaper
[X]	Site Discovery Project		Report	[ ]	Other

Is this site part of an NPL site? [ ] Yes [X] No

CERCLIS Status:		[ ]	Discovery	[ ]	PA
[ ]	NFA	[ ]	SI	[ ]	ESI
[X]	Not in CERCLIS	[ ]	Other/Specify: _____	[X]	Site Discovery Project Area: South-Central Los Angeles

State oversight role:
PA/SI Cooperative Agreement [x] Yes [ ] No [ ] Not applicable
Cooperative Agreement Number: V999252 -02

EPA Project Officer: Rachel Loftin

RCRA Status:		[ ]	Generator	[ ]	Transporter
		[ ]	TSDF	[X]	Not listed in RCRIS

In a State Database(s)? [X] Yes [ ] No If yes, specify. In HAZNET

CURRENT ACTIVITY: [X] Site Screening [ ] Site Prioritization

1.2 CERCLA Eligibility

If the answer to question 1 is "No", or if the answer to any question of 2 through 8 is "Yes", the site is ineligible for CERCLA evaluation and the decision at the bottom of this page is "No Further Action Under CERCLA". A "yes" answers to questions 9 through 16 identifies sites that may not be appropriate for CERCLA evaluation without further justification. If a question cannot be answered, explain why in the Comments section below.

1.	Has a release of hazardous substances, pollutants, or contaminants occurred?	[ ] Yes	[ ] No
2.	Does the release or threat of release consist only of crude oil or unaltered petroleum product?	[ ] Yes	[X] No
3.	Is the site subject to corrective action under RCRA Subtitle C (hazardous waste treatment, storage, or disposal facility)?	[ ] Yes	[X] No
4.	Does the release or threatened release fall under the jurisdiction of the Uranium Mill Tailings Radiation Control Act (UMTRCA)?	[ ] Yes	[X] No
5.	Does the release or threatened release fall under the jurisdiction of the Atomic Energy Act (AEA)?	[ ] Yes	[X] No
6.	Is the release or threatened release a result of a legal application of pesticides under Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA)?	[ ] Yes	[X] No
7.	Is the release or threatened release regulated under the Oil Pollution Act (OPA)?	[ ] Yes	[X] No
8.	Is the release or threatened release permitted under the Nuclear Regulatory Commission (NRC)?	[ ] Yes	[X] No
9.	Is the site a federal facility?	[ ] Yes	[X] No
10.	Is the site outside of U.S. boundaries?	[ ] Yes	[X] No
11.	Is the site outside of EPA, Region IX borders?	[ ] Yes	[X] No
12.	Is the site within Native American Tribal lands?	[ ] Yes	[X] No
13.	Is the site currently under the control and management of a state/local agency? If yes, which agencies?	[ ] Yes	[X] No
14.	Is the site currently operating?	[X] Yes	[ ] No
15.	Is the site address valid?	[X] Yes	[ ] No
16.	Has the site been investigated under an alias?	[ ] Yes	[X] No

Comments: This site is listed in HAZNET as Easterday Supply Company. #1: Unknown.

DECISION: **[ ] No Further Action Under CERCLA**

[X] Go to Section 2

2.0 TECHNICAL INFORMATION

This section contains information about site's operational history and environmental sampling. Complete the following section by filling in the blanks or checking the appropriate boxes. If a question cannot be answered, explain why. If a drive-by is performed, complete Attachment B.

2.1 Operational History

1a. List present site owner(s) and operator(s). [Include dates of ownership]:
Waldo Sanchez is the owner of the site, and has been since January 10, 1996.

1b. Are hazardous substances presently on site? [ ] Yes [X] No
If yes, how and where are substances stored and used?
This site is currently a used clothing exporter.

2a. List historic site owner(s) and operator(s). [Include dates of ownership]:
In 1939, this site was a paint factory. In 1942, another company which was also a paint factory bought this site. In 1956, Sinclair Paint and Varnish Company bought the site.

2b. Were hazardous substances present on site in the past? [X] Yes [ ] No
If yes, how and where were substances stored and used? Describe past operations briefly.
There were thirteen underground tanks at this site. These tanks contained products used in manufacturing, and some of them contained fuel oils. These tanks were removed on May 29, June 2, 8, and 10, 1987 by Allied Environmental Management and transported by Allied for disposal..

Additional comments: Because the tanks in Area 1 contained products used in manufacturing (i.e. paints and varnishes) and the tanks in Area 2 contained fuel oils, it was decided to analyze the samples from area 1 for both petroleum hydrocarbons and solvents, and the samples from area 2 for only petroleum hydrocarbons. The current business at this site is a used clothing exporter.

2.2 Contaminant(s):

List any hazardous substances, pollutants, or contaminants that have been identified at the site and indicate whether they have been quantified (e.g., by sampling).

		Suspected	Identified	Quantified	Comments
[ ]	Ammonia	[ ]	[ ]	[ ]	
[ ]	Arsenic	[ ]	[ ]	[ ]	
[ ]	Asbestos	[ ]	[ ]	[ ]	
[ ]	Beryllium	[ ]	[ ]	[ ]	
[ ]	Cadmium	[ ]	[ ]	[ ]	
[ ]	Carbon tetrachloride	[ ]	[ ]	[ ]	
[ ]	Chloroform	[ ]	[ ]	[ ]	
[X]	Chromium (+3 or +6)	[X]	[ ]	[ ]	
[ ]	Copper	[ ]	[ ]	[ ]	
[ ]	Cyanide	[ ]	[ ]	[ ]	
[ ]	Dichloroethene,1,1-	[ ]	[ ]	[ ]	
[ ]	Dioxin	[ ]	[ ]	[ ]	
[ ]	Ethyl benzene	[ ]	[ ]	[ ]	
[X]	Lead	[X]	[ ]	[ ]	
[ ]	Mercury	[ ]	[ ]	[ ]	
[ ]	Methylene chloride	[ ]	[ ]	[ ]	
[ ]	Nickel	[ ]	[ ]	[ ]	
[ ]	P-Dichlorobenzene	[ ]	[ ]	[ ]	
[ ]	Pentachlorophenol	[ ]	[ ]	[ ]	
[ ]	Phenol	[ ]	[ ]	[ ]	
[ ]	Polychlorinated biphenyls (PCBs)	[ ]	[ ]	[ ]	
[ ]	Polyaromatic hydrocarbons (PAHs)	[ ]	[ ]	[ ]	
[X]	Tetrachloroethylene	[X]	[ ]	[ ]	
[ ]	Toluene	[ ]	[ ]	[ ]	
[X]	Trichloroethylene	[X]	[ ]	[ ]	
[ ]	Vinyl chloride	[ ]	[ ]	[ ]	
[ ]	Xylene	[ ]	[ ]	[ ]	
[ ]	Zinc	[ ]	[ ]	[ ]	
[ ]	Other chemicals (List):	[ ]	[ ]	[ ]	
		[ ]	[ ]	[ ]	

Additional Comments: Sampling has not revealed any contaminants at the site. However, since the site has been used for paint manufacturing over the years and no samples were analyzed for metals, there is the possibility that the soil is contaminated with lead and chromium. Also, when the site was sampled for VOCs that may have leaked from the underground tanks, the City Fire Department was involved and they were mostly concerned about fire prevention at that time rather than hazardous substances contaminating the soil. These samples were taken at depths of 12 to 17 feet below ground surface. There is also the possibility that solvents were spilled onto the ground. Surface samples, and samples 2 or 3 feet below ground surface, need to be taken as well and analyzed for metals and VOCs.

2.3 Has a release as defined in CERCLA Section 101(22) occurred?

[ ] Yes [X] Suspected [ ] No

Identify the source(s) of the release or suspected release (e.g., drums, landfill, surface impoundment, waste pile, etc.) :There is a possibility that lead, chromium, or solvents from the former paint manufacturing operations may have contaminated the site.

2.4 Pathway(s) of contaminant migration:

[ ] Air [ ] Groundwater [ ] Surface Water [X] Soil

Briefly describe any identified pathway: Lead, chromium, or solvents from the paint manufacturing operations may have spilled onto the ground or leaked from the underground tanks into or onto the soil.

2.5 Sampling History

1. Has sampling been conducted? [X] Yes [ ] No

2. If environmental sampling has been conducted, use the Sampling Event Summary Table, Attachment C, to record the information.

2.6 Additional Information

Use this space to present additional information that may be used to support site screening decisions.

Sampling has been performed, but only for VOCs and gasoline/diesel. Sampling should also be performed for metals. Also, the sampling results for VOCs may not have been very reliable, and should also be done closer to the surface than 12 to 17 feet down.

3.0 REMOVAL ASSESSMENT CRITERIA — NCP EVALUATION

Use the following criteria to determine if the site should be referred to EPA's Removal Section. If the answer to any question is yes, get EPA concurrence for the decision. If all answers are no, go to Section 4. If a question cannot be answered, explain why in the Comments section below.

1. Is there actual or potential exposure to nearby populations, animals, or the food chain from hazardous substances, pollutants, or contaminants? [ ] Yes [X] No
2. Is there actual or potential contamination of drinking supplies or sensitive ecosystems? [ ] Yes [X] No
3. Are hazardous substances, pollutants, or contaminants in drums, barrels, tanks, or other bulk storage containers which may pose a threat of release? [ ] Yes [X] No
4. Are there high levels of hazardous substances, pollutants, or contaminants is soils largely at or near the surface, which may migrate and affect populations or the environment? [ ] Yes [X] No
5. Could weather conditions cause hazardous substances, pollutants, or contaminants to migrate or be released? [ ] Yes [X] No
6. Is there a threat of fire or explosion? [ ] Yes [X] No
7. Are there appropriate Federal or State response mechanisms to respond to the release or potential release? [X] Yes [ ] No
8. Are there other situations or factors which may pose threats to public health, welfare, or the environment? [ ] Yes [X] No
9. For the situation where there appears to be primarily a groundwater contamination problem, is there a near-surface source which can be removed? [ ] Yes [X] No

Comments: Should be sampled for metals, and VOCs closer to the surface.

DECISION:

[ ] Removal Assessment

[ ] Expanded Removal Assessment

[X] Not Appropriate For Removal Action

4.0 OTHER INFLUENCING FACTORS

Assign a high, medium, or low priority category to each of the following factors and then use these factors to help make preliminary recommendations in Section 5. A high priority influence may indicate that a Preliminary Assessment should be conducted as a high priority without regard to other screening factors.

Other Influences	High	Medium	Low
1. Site remedial/ removal history	[ ] None	[X] Some	[ ] All wastes removed
2. Regulatory involvement	[X] No involvement	[ ] Somewhat involved	[ ] Other agency currently active
3. Environmental justice	[X] Site is in low income/minority neighborhood		[ ] Site is not in low income or minority neighborhood
4. Brownfields/ Redevelopment	[X] Possible candidate		[ ] Not a likely candidate
5. Political attention	[ ] Very visible/vocal	[ ] Some involvement	[X] None
6. Public attention	[ ] Very visible/vocal	[ ] Some involvement	[X] None
7. Remedial Costs	[ ] Likely very expensive or difficult		[X] Easy and relatively cheap

Comments:
It is not known whether there is contamination or not. Since it has been used as a paint factory since 1939, there is the possibility of contamination from lead paint. There is also the possibility of contamination at ground surface from solvents used in the paint factory, and there also needs to be better QA/QC for sampling at the level of where the underground tanks were.

OTHER INFLUENCING FACTORS CATEGORY:

HIGH **MEDIUM** **LOW**

5.0 SITE PRIORITIZATION WORKSHEET

Site Name: Fox Trading
EPA ID Number: CAD982052425
Site Screen: X
Site Screener: Joseph Cully
Date: June 16, 1999
Site Prioritization: _____

The following risk-based criteria should be used as a guideline to assist in the prioritization of pre-CERCLIS and CERCLIS sites. These guidelines can be used in various stages of assessment. When interpreting the information provided below, one should understand that conservative assumptions were made where information is lacking and the risk value is subjective.

Site screeners should complete this form by using the categories as guidelines. The "Notes" sections should be used to document assumptions made, data sources, or other information pertinent to determining risk prioritization. For benchmarks, use industrial/residential PRGs for soil, MCLs for groundwater, and NOAA standards for sediments.

5.1 HAZARDS IDENTIFICATION

Complete the sections below for the suspected contaminants of greatest concern. Use SCDMs as a reference for assigning hazardous substance risk category. Assign a Hazard Factor for each hazardous substance evaluated and then assign an Overall Hazard Factor Value combining the separate Hazard Factors. If only one hazardous substance is evaluated, the Overall Hazard Factor Value will be the same as the Hazard Factor for A. Create sections for "Hazardous Substance C" and "D" if necessary.

HAZARDOUS SUBSTANCE A: Lead

Estimate the risk associated with the hazard properties for this hazardous substance.

Hazard Property	HIGH	MEDIUM	LOW
Quantity	[ ] ≥10,000 lbs; or or 5 mil. gals; or or 25,000 yds^3	[ ] <10,000 lbs and ≥100 lbs; or <5 mil. gals and ≥50,000 gals; or <25,000 yds^3 and ≥250 yds^3	[ ] <100 lbs. or 50,000 gals. or 250 yds^3
Toxicity	[X] ≥10,000	[ ] <10,000 and ≥100	[ ] <100
Mobility	[ ] 1	[ ] <1 and ≥0.001	[X] <0.001
Bioavailabilty	[X] ≥1,000	[ ] <1,000 and ≥10	[ ] <10
Concentration (if known)	[ ] ≥benchmark = sample = _____	[ ] near benchmark = sample = _____	[ ] low relative to benchmark = _____ sample = _____
Level of Containment	[X] None	[ ] Partial (explain below)	[ ] Full (explain below)
Hazard Factor for A	HIGH	MEDIUM	LOW

HAZARDOUS SUBSTANCE B: Trichloroetheylene (TCE)

Estimate the risk associated with the hazard properties for this hazardous substance.

Hazard Property	HIGH	MEDIUM	LOW
Quantity	[ ] ≥10,000 lbs; or or 5 mil. gals; or or 25,000 yds^3	[ ] <10,000 lbs and ≥100 lbs; or <5 mil. gals and ≥50,000 gals; or <25,000 yds^3 and ≥250 yds^3	[ ] <100 lbs. or 50,000 gals. or 250 yds^3
Toxicity	[ ] ≥10,000	[ ] <10,000 and ≥100	[X] <100
Mobility	[X] 1	[ ] <1 and ≥0.001	[ ] <0.001
Bioavailabilty	[ ] ≥1,000	[X] <1,000 and ≥10	[ ] <10
Concentration (if known)	[ ] ≥benchmark = sample = _____	[ ] near benchmark = sample = _____	[ ] low relative to benchmark = _____sample = _____
Level of Containment	[X] None	[ ] Partial (explain below)	[ ] Full (explain below)
Hazard Factor for B	**HIGH**	**MEDIUM**	**LOW**

Comments: Although the concentrations and quantities of these two chemicals is unknown, there is the possibility that the site is contaminated with these two chemicals because of the prior paint factory that used to be at this site. Also, although previous sampling did not detect VOCs, the sampling was only done between 12 and 17 feet below ground surface. There is a chance that the surface of the ground may be contaminated with solvents.

OVERALL HAZARD FACTOR VALUE: HIGH MEDIUM LOW

5.2 VULNERABILITY ANALYSIS

Assign a risk category to each of the following vulnerability factors. Assign an Overall Vulnerability Factor Value for the site based on the dominant vulnerability risk categories.

Vulnerability Factor	High	Medium	Low
1. Environmental Setting - Land use within 0.5 miles of the site	[X] Residential	[ ] Agricultural/ Commercial	[ ] Industrial
2. Sensitive Populations - Children, the elderly, or groups with poor health live:	[X] Within 0.25 miles of site		[ ] More than 0.25 miles from site
3. Population Density - Evaluate within 0.5 miles.	[X] Dense	[ ] Moderate	[ ] Sparse
4. Groundwater Use - Wells used for drinking water are located:	[X] Within 0.5 miles of the site	[ ] 0.5 to 2 miles from site	[ ] More than 2 miles from site
5. Groundwater Contamination - Evaluate groundwater contamination within 2 miles of the site.	[X] Known	[ ] Possible	[ ] Not likely
6. Surface Water Location - Distance to nearest surface water body. If used for drinking water or known to be contaminated, bump to next higher risk category.	[ ] Within 0.5 miles of the site	[ ] 0.5 to 2 miles from site	[X] More than 2 miles from site
7. Sensitive Habitats - Distance to nearest sensitive habitat. If known or projected contamination within habitat, bump to next higher risk category.	[ ] Within 0.5 miles of the site	[ ] 0.5 to 2 miles from site	[X] More than 2 miles from site
8. Soil/Air Contamination - Evaluate the potential for exposure to individuals from contaminated soil or air releases.	[ ] Documented or probable exposure	[X] Potential for exposure	[ ] Exposure not likely
9. Sampling Data Confidence - Evaluate the quality of any data available for the site.	[ ] No oversight; no QA/QC; no data	[X] Regulatory oversight; EPA methods; partial or unknown QA/QC	[ ] Regulatory oversight; EPA methods; QA/QC validation

Notes: _____

OVERALL VULNERABILITY FACTOR VALUE: **HIGH** **MEDIUM** **LOW**

5.3 PRIORITIZATION SCREENING RISK ANALYSIS

Assign a Site Priority Level based on the dominant risk categories given for the hazard and vulnerability factor values.

OTHER INFLUENCING FACTORS	HIGH	MEDIUM	LOW
HAZARD FACTOR VALUE	HIGH	MEDIUM	LOW
VULNERABILITY FACTOR VALUE	HIGH	MEDIUM	LOW

Additional Comments: _____

OVERALL SITE PRIORITY LEVEL: HIGH MEDIUM LOW

6.0 SITE RECOMMENDATION

Site Name: Fox Trading **Site Screener:** Joseph Cully
EPA ID Number: CAD982052425 **Date:** June 16, 1999

6.1. Further Site Assessment Warranted

6.1.a Under DTSC Lead [ ]

Recommend further site investigation under DTSC lead.

6.1.b Under EPA Cooperative Agreement
High Priority [X] **Medium Priority** [ ] **Low Priority** [ ]

Recommend further site investigation under the EPA cooperative agreement.

6.2. Recommended for Removal Assessment or Expanded Removal Assessment [ ] [ ]

Recommend referral to EPA's Removal Section.

6.3. Referral To DTSC'S Hazardous Waste Management Program (REFRC) [ ]

Recommend REFRC for sites that can be remediated as a Corrective Action under H&S Code 25187.

6.4 Referral to Regional Water Quality Control Board (REFRW) [ ]

Recommend REFRW for sites that fall under RWQCB authority and for which RWQCB is providing oversight of investigation/remediation.

6.5 Referral to another agency (REFOA) [ ]

Recommend REFOA for sites where another agency (other than RWQCB) including DTSC is providing or has provided oversight. Name agency below.

6.6 No Action Under CERCLA [ ]

Recommend No Action for sites where documented contamination is not significant by EPA/DTSC standards and the presence of greater contamination is unlikely.

Comments: _____

EPA CONCURRENCE: RN Lostin 6-28-99
signature date

Attachment A

SITE SCREENING CONTACT LOG

Site Name: Fox Trading **Site Screener:** Joseph Cully

Contact Name	Affiliation	Telephone Number	Date	Discussion
				NOTE: There were no County or Water Board files for this site, and the only information that the city had was whether the site was active or inactive, and hazardous materials inventory lists.
Waldo Sanchez	Property Owner	(213) 231-0131	03/17/1999	Wrote information request letter to Mr. Sanchez, asking for information on ownership and operation history for the site, former hazardous waste releases or sampling, etc.
Waldo Sanchez	Property Owner	(213)231-0131	04/1999	Received copy of a report from a consulting geologist, discussing tank removal and subsequent sampling at this site.

ATTACHMENT B

SITE SCREENING OBSERVATION RECORD

Site Name: Fox Trading **Site Screener:** Joseph Cully
EPA ID Number: CAD982052425 **Date:** February 8, 1999

1. Status:
Active X — Different Company
Inactive

2. Setting:
Residential X — Commercial X
Industrial X — Agricultural
Paved X — Unpaved
Restricted access X — Unrestricted access
Near RR tracks X — Near drainage

Vegetation Sparse
Topography Flat

3. Visibility: Clear

4. Waste Description/ Containment:
Pit — Ditch
Tanks — Buckets
Dumpster — Sacks
Scattered — Other
Pond — Trash Can
Drums — Piles

Stored On:
Asphalt — Pallets
Concrete — Other
BareGround — Gravel

Waste Type:
Garbage — Liquid
Sludge — Gas
Inert — Solid

Describe quantities, labelling, colors, odors, etc.: No wastes were visible.

5. Distance to surface water and sensitive environments or ecosystems:
Not close.

6. Proximity to residences, schools, daycare facilities, hospitals, nursing homes, etc.:
This was in a mixed industrial and residential area.

7. **Estimated number of people living or working in the area:** Numerous small businesses in the area.

8. **Distance to food processing/packaging or agricultural production:** Not close.

9. **Additional Information:**

10. Sketch or attach a diagram of the facility with relevant features and labels.

Not available. However, see attached diagram of the site which shows the locations of the former tanks.

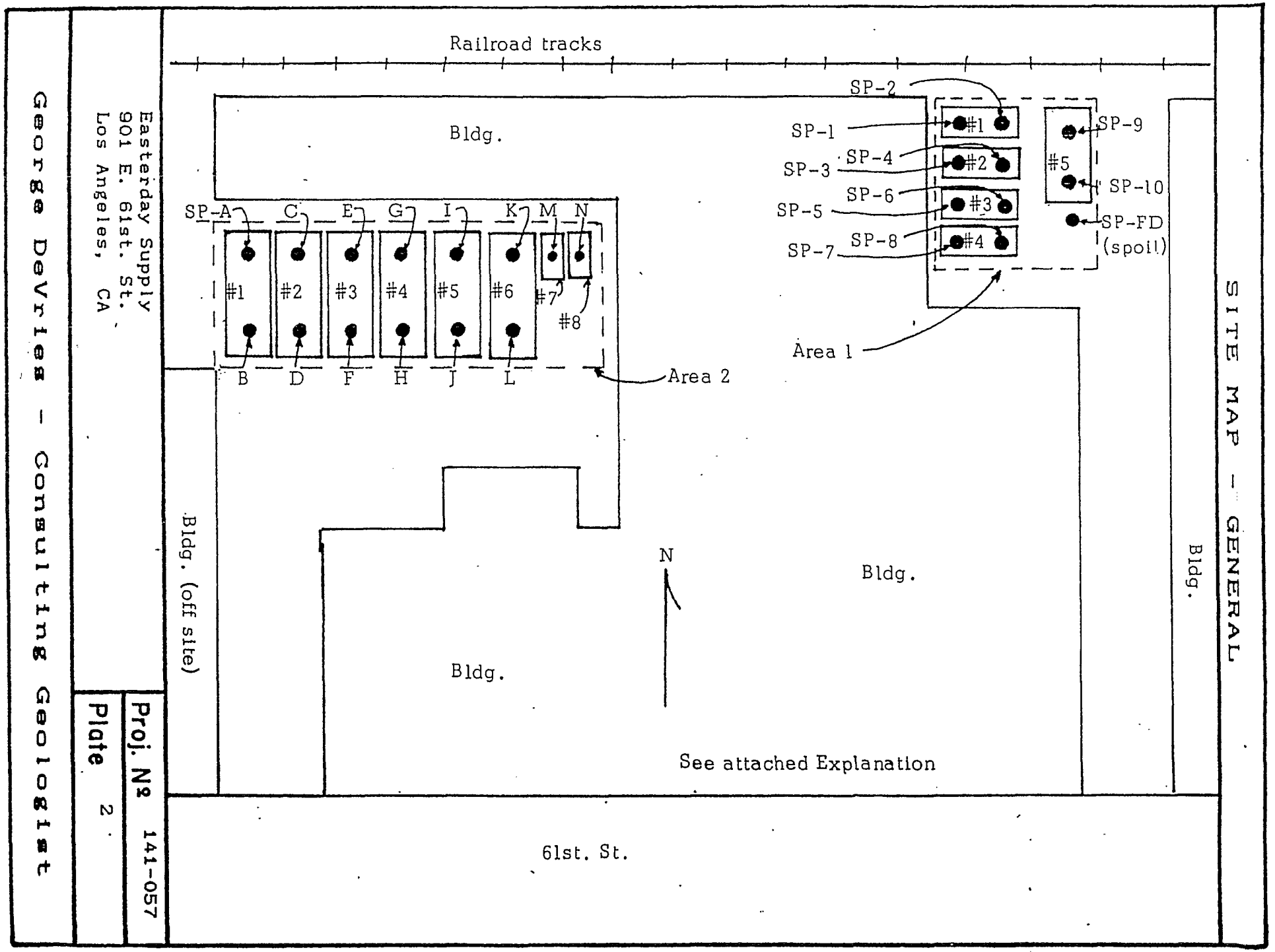
Railroad tracks
Bldg.
SP-2
SP-1
SP-3
SP-4
SP-6
SP-5
SP-8
SP-7
#1
#2
#3
#4
#5
SP-9
SP-10
SP-FD
(spoil)
SP-A
C
E
G
I
K
M
N
#1
#2
#3
#4
#5
#6
#7
#8
B
D
F
H
J
L
Area 1
Area 2
Bldg. (off site)
Bldg.
Bldg.
Bldg.
N
See attached Explanation
61st. St.
SITE MAP - GENERAL
George DeVries - Consulting Geologist
Easterday Supply
901 E. 61st. St.
Los Angeles, CA
Proj. No 141-057
Plate 2

Photo 6: Tax Trucking at 901 East 61st Street.

Attachment C

SITE SCREENING SAMPLING EVENT SUMMARY TABLE

Site Name: Fox Trading **Site Screener:** Joseph Cully

Date	Event	Media	Location	Depth	Method	Quality	Result	Benchmark
May and June, 1987	Allied Environmental Management, Inc. following the removal of 13 tanks.	Soil	25 samples from two separate areas at the site below the bottom of each tank that had been removed.	Approximately 2 feet below the bottom of each tank and ranging from depths of 12 to 17 feet below the ground surface.	Samples from Area 1: Petroleum hydrocarbons and solvents (EPA Method 8015 or 8240). Samples from Area 2: Petroleum hydrocarbons (EPA Method 8015 or 418.1).	Medium	No volatile organics were detected.	

Key:

Date - Date sample was collected.
Event - Who did it and why?
Media - e.g., groundwater, soil, air, etc.
Sample Location - Physical location with respect to source (e.g., up-or downgradient).

Sample Depth - For soil, depth below ground surface sample was collected. For groundwater, depth of well screen.
Method - Analytical testing method used.

Data Quality - QA/QC level (high, medium, or low)
Result - Analytical results (parameter/value, units)
Benchmark - Risk-based benchmark for parameters in the same units as results. Identify which benchmark used (for soil use PRGs (industrial/residential) for water use MCLs). Sediments NOAA standards.